

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- July 19, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the June 21, 2019 regular meeting of the Board.

Approval of the agenda for the July 19, 2019 regular meeting of the Board.

9:00 A.M.

337-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	George Gonzalez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2116 W. Shakespeare Avenue / 2117 W. Webster Avenue	
SUBJECT:	Application for a variation to reduce the front setback on Shakespeare Avenue from the required 20' to .5', west setback from 2' to zero (east to be 3') combined side setback from 4.8' to 3', the required midway of unobstructed 21.04' wide open space between streets from 76.3' to 48.29' for a proposed two-story, single family residence with an detached two-car garage on a through lot.	
338-19-Z	ZONING DISTRICT: RT-3.5	WARD: 44
APPLICANT:	Anthony and Lisa Zitella	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3758 N. Wayne Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 33.81' to 1.56' and the required rear setback from the property to the garage from 2' to 1.56' for a proposed raised patio with side walls that exceed 6' in height, garage roof deck with pergola and screen walls, fire place attached to the garage with a chimney that exceeds 15' in height which will serve the existing single family residence.	
339-19-Z	ZONING DISTRICT: RM-4.5	WARD: 26
APPLICANT:	Sonny Montijo	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3219 W. McLean Avenue	
SUBJECT:	Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.	

340-19-Z	ZONING DISTRICT: RS-2	WARD: 18
APPLICANT:	Perla Yasuda	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4612 W. 82nd Street	
SUBJECT:	Application for a variation to reduce the front yard setback from the required 29.58' to zero, east setback from 7.26' to zero (west to be 3'), combined side setback from 21.79' to 3', the setback from the front property line for parking to prevent obstruction of the side walk from 20' to 8'to allow one unenclosed parking stall to be located on the existing drive way and the conversion of the existing garage into habitable area in the existing single family residence.	

341-19-Z	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	Johnnie Blue, Inc.	
OWNER:	Faizullah Khan	
PREMISES AFFECTED:	2619 W. Lawrence Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning district.	

342-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Jessica and Benjamin Ilhardt	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1841 N. Leavitt Street	
SUBJECT:	Application for a variation to increase the existing floor area not to exceed 15% of the 2,295 square feet to 2,534 square feet for a proposed 239 square foot addition to the basement and second story of the existing two-story, three unit building to be converted to a single family residence.	

343-19-Z	ZONING DISTRICT: C1-2	WARD: 30
APPLICANT:	Wilmot Construction Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.	

344-19-Z	ZONING DISTRICT: C1-2	WARD: 30
APPLICANT:	Wilmot Construction Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the off-street parking from the required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached thirty-two car garage.	

345-19-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	2223 W Madison, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2217 W. Madison Street	
SUBJECT:	Application for a special use to establish residential use below the second floor to convert a four-story, retail and forty-two dwelling unit building to a forty-six dwelling unit building with a forty-three car garage which is a transit served location.	
346-19-Z	ZONING DISTRICT: RM-5	WARD: 1
APPLICANT:	Guardian Wood, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1426-30 N. Wood Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 12.57' to 4', rear setback from 30' to 11.83', north setback from 4' to zero (south to be 4.5') combined side setback from 10' to 4.5' for a proposed four-story, eight dwelling unit building with six on-site parking spaces.	
347-19-Z	ZONING DISTRICT: RM-5	WARD: 1
APPLICANT:	Guardian Wood, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1426-30 N. Wood Street	
SUBJECT:	Application for a variation to reduce the required 288 square feet of rear yard open space to zero for a proposed four-story, eight dwelling unit building with six, onsite parking spaces.	
348-19-Z	ZONING DISTRICT: RM-5	WARD: 1
APPLICANT:	Guardian Wood, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1426-30 N. Wood Street	
SUBJECT:	Application for a variation to reduce the required parking spaces from eight to six for a proposed four-story, eight dwelling unit building with six, on-site parking spaces.	
349-19-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Chad and Kelly Oldham	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2109 W. Montrose Avenue	
SUBJECT:	Application for a variation to reduce the west setback from the required 2' to .41', east setback from 2' to 1.09', combined side setback from 4.8' to 1.5', rear setback from 35.13' to 0.94' for a proposed three-story, front addition to the existing single family residence.	

350-19-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Esther Burnett d/b/a/ Dream Beauty and Barber Lounge, LLC	
OWNER:	V & N Properties, LLC	
PREMISES AFFECTED:	7242 S. Wentworth Avenue	
SUBJECT:	Application for a special use to establish a beauty / barber shop.	
351-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Lishou, LLC d/b/a/ Ocotillo	
OWNER:	Rogelio Llamado	
PREMISES AFFECTED:	1107 N. California Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
352-19-Z	ZONING DISTRICT: RS-3	WARD: 33
APPLICANT:	Luis R. Molina	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3747 N. Albany Avenue	
SUBJECT:	Application for a variation to increase the existing floor area ratio from 2,920 square feet to 2,950 square feet for a proposed 4.95' x 3.33' north side addition, rear metal deck and balcony to the existing two-story, two dwelling unit building.	
353-19-S	ZONING DISTRICT: B3-2	WARD: 26
APPLICANT:	Enyongame Agbo	
OWNER:	John Dahbour	
PREMISES AFFECTED:	279 N. Pulaski Road	
SUBJECT:	Application for a special use to establish a hair salon.	
354-19-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Rogers Williams d/b/a/ Chicago Natural Hair Gallery	
OWNER:	Richard Cooper Jr.	
PREMISES AFFECTED:	7732 S. Cottage Grove Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
355-19-S	ZONING DISTRICT: B3-3	WARD: 49
APPLICANT:	Howard Street Brewing, LLC	
OWNER:	CIG Howard Commercial, LLC	
PREMISES AFFECTED:	1617 W. Howard Street	
SUBJECT:	Application for a special use to establish a tavern.	
356-19-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	Rober Linn	
OWNER:	Leeward, LLC-Series 1759	
PREMISES AFFECTED:	2457 N. Artesian Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family residence.	

357-19-S	ZONING DISTRICT: B1-1	WARD: 13
APPLICANT:	Matthew Taylor	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4459 W. 55th Street	
SUBJECT:	Application for a special use to expand an existing residential use with a proposed addition on the existing one-story detached house.	
358-19-Z	ZONING DISTRICT: B1-1	WARD: 13
APPLICANT:	Matthew Taylor	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4459 W. 55th Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 0.54' for a proposed second floor addition to the existing one-story detached house.	
359-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Chi Partners, LLC 2711 Washtenaw Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2711 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.	
360-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Chi Partners, LLC 2711 Washtenaw Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2711 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.	
361-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	Linlin Bai	
OWNER:	Linlin Bai and Yi Zhang	
PREMISES AFFECTED:	2054 N. Burling Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 21.56' to 13.33', front setback from 9.24' to 2.5', north setback from 2' to 0.89', combined side setback from 5' to 4.23', roof top feature setback from 20' to 7.5' for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story addition to the existing two-story, single family residence.	

362-19-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Catherine Klas	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2867 N. Kimball Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed detached two-car garage with roof deck with a stair connection to the existing rear open porch that serves the existing two-story, two dwelling unit building.	
 363-19-Z	 ZONING DISTRICT: RS-3	 WARD: 35
APPLICANT:	Catherine Klas	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2867 N. Kimball Avenue	
SUBJECT:	Application for a variation to relocate 118 square feet of rear yard open space to be located on a proposed garage roof deck (332 square feet will be provided at grade) for a proposed detached two-car garage with roof deck and stair connection to the existing rear open porch that serves the existing two-story, two dwelling unit building.	
 364-19-S	 ZONING DISTRICT: B3-5	 WARD: 27
APPLICANT:	735 W. Division, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	735 W. Division Street	
SUBJECT:	Application for a special use to establish a gas station with a convenience store.	
 365-19-S	 ZONING DISTRICT: B3-5	 WARD: 27
APPLICANT:	735 W. Division, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	735 W. Division Street	
SUBJECT:	Application for a special use to establish a one lane drive through to serve a proposed accessory convenience store.	
 366-19-S	 ZONING DISTRICT: DX-16	 WARD: 42
APPLICANT:	The Northern Trust Company	
OWNER:	333 Wabash Partners, LLC	
PREMISES AFFECTED:	333 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish an on-premise high rise wall sign for a financial / commercial office building. The sign will be 576 square feet and shall be located on the East elevation of the building at 567 feet above grade and will not extend beyond the roof line.	

367-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Douglas Renner and Melissa Renner	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1901-03 W. Wabansia Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 24' to zero, west setback from 4.84' to zero for a proposed second floor addition above an existing garage which serves an existing two-story, three dwelling unit building.	
 368-19-S	 ZONING DISTRICT: B3-2	 WARD: 1
APPLICANT:	FH7 Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon.	
 369-19-S	 ZONING DISTRICT: B3-2	 WARD: 1
APPLICANT:	FH7 Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a massage establishment.	
 370-19-S	 ZONING DISTRICT: B3-2	 WARD: 1
APPLICANT:	FHY Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a body art service to provide microblading / permanent makeup.	
 371-19-Z	 ZONING DISTRICT: RS-3	 WARD: 25
APPLICANT:	Mark Hopper	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2206 W. 23rd Street	
SUBJECT:	Application for a variation to reduce the west side setback from the required 2' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed rear two-story addition to an existing single family residence.	
 372-19-S	 ZONING DISTRICT: B3-2	 WARD: 35
APPLICANT:	3833 Inc.	
OWNER:	Ene Ki Park	
PREMISES AFFECTED:	3833 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon.	

373-19-S	ZONING DISTRICT: M1-3	WARD: 28
APPLICANT:	1233 West Adams, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1233 W. Adams Street	
SUBJECT:	Application for a special use to establish thirty-nine, non-accessory parking spaces within the existing fifty-four space parking lot. The remaining fifteen spaces will serve the existing building.	
374-19-Z	ZONING DISTRICT: RM-4.5	WARD: 1
APPLICANT:	1907 Ohio, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1907 W. Ohio Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 28.5' to 24.5' for a proposed three-story, two dwelling unit building with a detached two-car garage.	
375-19-S	ZONING DISTRICT: B3-3	WARD: 32
APPLICANT:	Black River Barbershop, LLC	
OWNER:	Chicago Kavalier Partners, LLC	
PREMISES AFFECTED:	1845 N. Western Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

2:00 P.M.

376-19-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Kriser's Feeding Pets For Life, LLC	
OWNER:	MR 3629 Western Waveland, LLC	
PREMISES AFFECTED:	3649 N. Western Avenue	
SUBJECT:	Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.	
377-19-S	ZONING DISTRICT: B3-1	WARD: 6
APPLICANT:	Hahn Tran	
OWNER:	Jwalit Patel	
PREMISES AFFECTED:	25 E. 71st Street	
SUBJECT:	Application for a special use to establish a nail salon.	
378-19-S	ZONING DISTRICT: B1-2	WARD: 1
APPLICANT:	Alex Mercado	
OWNER:	Kris Doyva	
PREMISES AFFECTED:	1110 N. Ashland Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	
379-19-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	SN Studios	
OWNER:	Keit H. Lam	
PREMISES AFFECTED:	5109 N. Western Avenue	
SUBJECT:	Application for a special use to establish a body art services (tattoo shop).	
380-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	1722 Hermitage, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1722 N. Hermitage Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.16' to 2' north and south setbacks from 2' each to zero, combined side setback from 4.6' to zero for a proposed two-story, single family residence with rear open deck, pool and detached two-car garage with roof deck and access stairway.	
381-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	1722 Hermitage Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1722 N. Hermitage Avenue	
SUBJECT:	Application for a variation to relocate the required 225 square feet of rear yard open to the roof deck of a proposed detached garage which shall serve a proposed two-story, single family residence.	

382-19-S	ZONING DISTRICT: PMD-14	WARD: 35
APPLICANT:	GW Addison Kimball, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3343 W. Addison Street	
SUBJECT:	Application for a special use to establish a one-lane drive through facility to serve a proposed one-story restaurant.	
383-19-Z	ZONING DISTRICT: B3-3	WARD: 32
APPLICANT:	KPLN Holdings, LLC	
OWNER:	L W East Series, LLC and Southport Lincoln Property Series, LLC	
PREMISES AFFECTED:	2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached twelve car garage.	
384-19-Z	ZONING DISTRICT: B3-2	WARD: 29
APPLICANT:	L. May Creations	
OWNER:	Letrusia May	
PREMISES AFFECTED:	5936 W. Chicago Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential zoning district.	
385-19-S	ZONING DISTRICT: RS-3	WARD: 27
APPLICANT:	The Catholic Bishop of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3814 W. Iowa Street	
SUBJECT:	Application for a special use to establish a community center with accessory overnight stay for volunteers of Mission of Our Lady of the Angels.	
386-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Keeper Property Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1920 N. Kenmore Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to zero, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.	

387-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Keeper Property Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1920 N. Kenmore Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.	
388-19-Z	ZONING DISTRICT: C2-3	WARD: 11
APPLICANT:	East Bank Storage on 35th Street, Inc.	
OWNER:	South Branch, LLC	
PREMISES AFFECTED:	1200 W. 35th Street	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential district.	
389-19-S	ZONING DISTRICT: C1-1	WARD: 39
APPLICANT:	Yeshiva Gedola of the Midwest	
OWNER:	Ket Stone, LLC	
PREMISES AFFECTED:	6045 N. Keystone Avenue	
SUBJECT:	Application for a special use to establish a private boarding school that provides high school education and post high school preparatory rabbinical training with seven parking spaces.	
390-19-Z	ZONING DISTRICT: B2-3	WARD: 25
APPLICANT:	Oakley 23, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2354-58 S. Oakley Avenue	
SUBJECT:	Application for a variation to reduce the parking requirement from one stall to zero for two new live / work units located on the ground floor of an existing three-story building with nine dwelling units.	
391-19-S	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	1917 Jefferson Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1917 S. Jefferson Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.	
392-19-Z	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	1917 Jefferson Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1917 S. Jefferson Street	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,882.5 square feet for a proposed four-story, four dwelling unit building.	

393-19-S	ZONING DISTRICT: C1-2	WARD: 26
APPLICANT:	811 N Francisco Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	811 N. Francisco Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor in an existing four-story mixed use building.	

394-19-S **ZONING DISTRICT:** B1-2 **WARD:** 48
APPLICANT: Board of Education of City of Chicago
OWNER: Shopping Center BF, LLC
PREMISES AFFECTED: 5300 N. Broadway
SUBJECT: Application for a special use to establish a public Pre-Kindergarten school.

61-19-Z	ZONING DISTRICT: RS-1	WARD: 40
APPLICANT:	Avi Ron	
OWNER:	Andrew Rubenstein	
PREMISES AFFECTED:	2939-47 W. Catalpa Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.	

251-19-S	ZONING DISTRICT: DX-7	WARD: 42
APPLICANT:	Kadampa Meditation Center New York	
OWNER:	Same as applicant	
PREMISES AFFECTED:	375 W. Erie Street, Unit C-101	
SUBJECT:	Application for a special use to establish a religious assembly facility.	

267-19-Z	ZONING DISTRICT: C1-1	WARD: 25
APPLICANT:	El Cantante Restaurant, LLC dba La Pulqueria	
OWNER:	Guillermina Carmona	
PREMISES AFFECTED:	2501 S. Western Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, cover charge and rental within an existing restaurant which is located within 125' of a residential district.	

268-19-S	ZONING DISTRICT: C1-1	WARD: 25
APPLICANT:	Guillermina Carmona	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2342-46 W. 25th Street	
SUBJECT:	Application for a special use to establish an accessory off-site parking lot to serve an existing restaurant located at 2501 S. Western Avenue.	
289-19-Z	ZONING DISTRICT: B3-2	WARD: 30
APPLICANT:	Constantina Koudounis Trust	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2992 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, retail and thirteen dwelling unit building.	
290-19-Z	ZONING DISTRICT: B3-2	WARD: 30
APPLICANT:	Constantina Koudounis Trust	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2992 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.	
293-19-Z	ZONING DISTRICT: RT-4	WARD: 35
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3535 W. Wrightwood Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.5' to zero, west setback from 5.53' to 0.36' (east to be zero for abutting a public street) for a proposed one-story addition and two, second floor additions to convert the existing two story building to a two dwelling unit building.	
294-19-S	ZONING DISTRICT: C1-2	WARD: 27
APPLICANT:	W Lake Street Holdings, LLC	
OWNER:	PR Lake St, LLC	
PREMISES AFFECTED:	1111-13 W. Lake Street	
SUBJECT:	Application for a special use to establish an outdoor rooftop patio on the second floor of an existing two-story building which will serve an existing restaurant.	
313-19-Z	ZONING DISTRICT: B2-5	WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	

314-19-Z	ZONING DISTRICT: B2-5	WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the required on-site parking from thirty-four spaces to twenty-eight spaces for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	
315-19-Z	ZONING DISTRICT: B2-5	WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the required off-street loading zone from the required one to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	
316-19-Z	ZONING DISTRICT: RM-4.5	WARD: 28
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 4.33' for a proposed two-story, six dwelling unit building.	
317-19-Z	ZONING DISTRICT: RM-4.5	WARD: 28
APPLICANT:	708 S Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the required parking from six on-site parking spaces to five for a proposed two-story, six dwelling unit building.	
318-19-S	ZONING DISTRICT: M2-3	WARD: 12
APPLICANT:	Elemento S A Inc.	
OWNER:	Emma Rodriguez and Jose Gaytan	
PREMISES AFFECTED:	3252 W. 31st Street	
SUBJECT:	Application for a special use to establish a Class IV-A recycling facility in an existing Class II recycling facility.	
320-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to increase the existing floor area ratio from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

321-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to 1.92' (south to be 3.08'), combined side setback to be 5' for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit .	

322-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 390 square feet to 254 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

323-19-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Michael Scoby	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1050 W. Kinzie Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for an existing four-story, six dwelling unit building to be converted to a seven dwelling unit building with one additional parking space for the new unit.	

327-19-Z	ZONING DISTRICT: B2-3	WARD: 1
APPLICANT:	Tim Pomaville	
OWNER:	Ambrosia Homes of Illinois, LLC Series 39	
PREMISES AFFECTED:	2438 N. Western Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.	

Semi-annual review of Board's closed session minutes.

Discussion and adoption of updates to the Board's Rules of Procedure.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 642-18-Z, 182-19-Z, 246-19-Z, 270-19-Z, 276-19-Z, 296-19-Z, 297-19-Z, 298-19-Z, 140-19-Z, 213-19-Z and 214-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 21, 2019.

Adjournment.